

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**JANUARY 27, 2015**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2014 through 1/2015</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Howard Elfman, Chair	A	8	2
Chad Thilborger, Vice Chair	P	7	3
Paul Dooley	P	10	0
Genia Ellis	P	9	1
Joan Hinton	P	9	1
Howard Nelson	P	9	1
Lakni Mohnani	P	7	0
PJ Espinal [Alternate]	A	0	9
Joshua Miron [Alternate]	A	2	7
Robert Smith [Alternate]	A	7	2

**Staff Present**

Bruce Jolly, Board Attorney  
Rhonda Hasan, Assistant City Attorney  
Yvette Ketor, Secretary, Code Enforcement Board  
Shani Allman, Clerk III  
Deanna Bojman, Clerk III  
Porshia Goldwire, Administrative Aide  
Cija Omengabar, Project Specialist  
Robert Masula, Building Inspector  
Robert Pignataro, Building Inspector  
George Oliva, Building Inspector  
Detective Jorge Maura  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE14090230: Maria Vasile, owner  
CE14080903: Clarence Isom, property manager; Lloyd Falk, attorney  
CE14080902: Eric Boullianne, owner  
CE13101596: John Tolson, owner  
CE14051847: David Navarro, owner  
CE14060442: Arthur Williams, part owner

CE14031823: Peter Fogg, contractor  
CE13020243: Joel Pierce, owner's agent  
CE13091180: Braxton McClams, owner's representative  
CE14060438: Elizabeth Levy, owner's agent  
CE14041294: Brenda Valerino, owner's representative; Stephen Brandt, architect  
CE14071821: Kathleen Gordon, owner's daughter, Robert Landers, owner's son  
CE14051264: Andrew Holland, owner  
CE14051627: Ulysses McClover, owner; Jeffrey Wachs, attorney  
CE14010280: Gary Ansley, contractor  
CE14121502: Scott Mulheron, contractor  
CE14071684: Douglas Green, property manager  
CE14070818: Dawn Brooks, family member  
CE14062131: Thomas Reich, owner  
CE14020458: Stephanie Toothaker, attorney  
CE12030489: Dennis Roth, attorney; Mark Vernon, new owner  
CE14082172: Robert McCausland, attorney; Thomas Sparks, owner; Robert Loucks, contractor; Paul Kim, attorney  
CE10122009: Steven Meister, owner  
CE14061156: Marc Obas, owner; Eric Martinez, contractor  
CE14072221: Brandy Pollack, owner  
CE10121827: Rose Taylor, owner  
CE11121644: Edwin Stacker, attorney  
CE14051355: Theresa Williams, owner; James Williams, owner  
CE14050776: Geraldine Adams, owner; Roger Adams, owner  
CE14071030: Jai Motwani, owner  
CE14110111: Valdete Fontana, owner  
CE14050427: Michael Joseph, contractor

[The meeting was called to order at 9:00 a.m.]

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE12030489**

1843 Southwest 4 Avenue  
HATCHER, RICHARD EST

This case was first heard on 7/24/12 to comply by 9/25/12. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no permit progress. He stated there was a new owner.

Dennis Roth, attorney, stated the property had been boarded up and a sale had been closed the previous week. The new owner had agreed to address any violations. Mr. Roth requested 90 days.

Mark Vernon, new owner, said he was aware that the property was an eyesore. He anticipated he would know when he could submit permit applications in a week.

Ms. Ellis asked that the violations be addressed as quickly as possible.

Inspector Oliva confirmed the property was boarded and said he supported a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14051627**

1330 Northwest 7 Place

MCCLOVER, ULYSSES & EVELYN

This case was first heard on 10/28/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had applied for permits but there was a zoning issue with the shed.

Ulysses McClover, owner, said he had removed both sheds and bought a new one that was approved by the City.

Jeffrey Wachs, attorney, confirmed that the old shed had been removed and a new shed had been installed and inspected. The only remaining issue was the fence. The owner had hired an engineer to create plans and apply for the fence permit.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14082172**

2200 S Ocean LA #910

BUTTERFIELD LTD

This case was first heard on 10/28/14 to comply by 11/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 1/28/15 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported a master permit application and electrical sub-permit had been submitted the previous day. He recommended an extension, provided the parties had reached an agreement.

Robert McCausland, attorney for the owner, Mr. Oriel, said the owner had hired an engineer, Robert Loucks, to create drawings. The owners had tried to reach an agreement for Mr. Oriel to give back a corner space of his condominium to Thomas Sparks, the adjacent condominium owner, and that Mr. Sparks would take care of finishing the wall on his side. Negotiations had bogged down and the owners' contractors had met and agreed to a method whereby the contractors could perform work without presenting liability issues. Mr. McCausland stated Mr. Loucks' plans for a drywall assembly included a one inch intrusion into Mr. Sparks' condominium and they were still trying to work this out. Inspector Masula confirmed that the permit application submitted would resolve the violation.

Paul Kim, attorney for Mr. Sparks, stated the last version of the agreement included too many liability issues. He said the condominium association should be responsible for approving the work proposed by Mr. Oriel and those approvals should be sought before Mr. Sparks agreed. Mr. Jolly noted that this was not the Board's problem.

Mr. Loucks believed the demolition was done under the other contractor's permit. He said the permit application he had submitted would resolve the Code Enforcement issues.

**Motion** made by Ms. Ellis, seconded by Mr. Nelson, to grant a 28-day extension to 2/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14051440**

1663 Northwest 15 Terrace  
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had submitted two permit applications. He recommended a 91-day extension

Detective Jorge Maura stated they were investigating a fraud case concerning this property; they believed the owner was defrauded when he purchased it.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 91-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14050776**

3200 South Andrews Avenue  
GERALDINE M ADAMS TR  
ADAMS, GERALDINE TRSTEE

This case was first heard on 8/26/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance. Ms. Goldwire read an email from the owner indicating the tenants were vacating the property and requesting 30 days to resolve the violations.

George Oliva, Building Inspector, reported the wood frame had been removed but the two openings in the fire-rated partition remained. He recommended a 56-day extension.

Geraldine Adams, owner, requested an extension and said she hoped to resolve the issues within that time.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14061156**

2421 Southwest 5 Place  
OBAS, MARC ANTOINE H/E  
OBAS, LAURIANE

This case was first heard on 10/28/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had applied for two permits and recommended a 56-day extension.

Marc Obas, owner, said the contractor was handling it.

Eric Martinez, contractor, confirmed window and air conditioner permit applications had been submitted and they were trying to resolve an issue with the air conditioner permit.

**Motion** made by Mr. Nelson, seconded by Mr. Dooley, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13091180**

833 Northwest 19 Avenue  
BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the

City was requesting imposition of a \$2,480 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, said there had been no permit activity. If the Board accepted the update, he would recommend they amend the 9/23/14 extension to 1/27/15 (removing the accrued fines) and grant a new extension going forward.

Braxton McClams, the owners' representative, said they were still working on getting the title transferred to the grandchildren's names. Once that was done, they would apply for the after-the-fact permits. Mr. McClams presented a letter from the attorney describing actions that must be taken to transfer the title.

Mr. McClams stated he done the work and there was no danger to those living in the house.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 119-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to amend the 9/23/14 Order comply-by date to 1/27/15, removing the accrued fines. In a voice vote, motion passed 6-0.

**Case: CE13030047**

1600 Northwest 7 Terrace  
RIVIERA, LUCAS & MARY

This case was first heard on 8/27/13 to comply by 10/22/13. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,280 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, said the owner kept sending letters and emails to the City requesting additional time. He said the contractor was willing to do the work for free to help the owner, but the owner was not cooperating.

Eric Martinez, contractor, said it had been over six months since the owner had communicated with him. At that time, the owner indicated he had been diagnosed with cancer and was "giving up all hope." Mr. Martinez had tried several ways to get in touch with the owner but had received no response. Mr. Martinez had even offered to perform the work for free, but there were still permit fees and materials costs.

Inspector Oliva recommended withdrawing the case from the agenda for 56 days. In the meantime, he and the contractor would try to contact the owner again. The City withdrew the case.

At 9:45, the Board took a brief break.

**Case: CE11121644**

2765 Northeast 14 Street # PH1(PHW)  
FALK, CHARLES E SR

This case was first heard on 10/23/12 to comply by 1/22/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and he did not support any further extensions.

Edwin Stacker, attorney, distributed photos of the property. He reminded the Board that a contractor had installed three boat slips without permits years ago where only two were allowed. He said the owner was trying to work out an agreement with one of the other owners to either use one of their boat slips or remove one of the other slips so Mr. Falk's could be permitted. Mr. Stacker requested another 60 days.

**Motion** made by Mr. Mohnani, seconded by Ms. Ellis, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a roll call vote, motion passed 4-2 with Mr. Nelson and Ms. Hinton opposed.

**Case: CE14031823**

733 Northwest 15 Terrace  
WICKHAM, JAMES DAVID

This case was first heard on 8/26/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the master permits had been issued but the electrical permit had not been issued yet.

Peter Fogg, contractor, reported that he and the owner had been experiencing financial problems and requested an extension.

Inspector Oliva recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE10122009**

2343 Northwest 12 Court  
MORTGAGE CAPITAL PARTNERS LLC

This case was first heard on 2/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits had been issued and they were showing a lot of progress. He recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 91-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14072221**

2449 Northeast 22 Terrace  
B&F PROPERTIES 2 LLC

This case was first heard on 10/28/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit for the garage enclosure had been issued; the electrical permit had passed plan review and was waiting to be issued; the dock, mechanical and fence permits had failed review and were awaiting corrections. The owner was submitting the corrections as the Board was meeting. Inspector Masula recommended a 56-day extension.

**Motion** made by Ms. Ellis, seconded by Ms. Hinton, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14041294**

1039 Northwest 12 Street  
JAZBROWHOMES LLC

This case was first heard on 11/25/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported permit applications had been submitted on 7/7/14 and resubmitted with revisions on 1/22/15. He recommended a 56-day extension.

Steve Brandt, architect, said the City only had records of the original permit drawings, but there had been a 1989 permitted addition for which there were no documents and



permit applications submitted in 2007 had been voided and there were no records available. He said he had prepared a drawing to remove the second kitchen.

Mr. Brandt stated there were other violations that "we can't tell are violations or not" and said his attempts to speak with someone at the City about this had failed.

Inspector Oliva said when permits were voided, the City returned or destroyed whatever documents had been submitted with the application. The City had an approved floor drawing that Mr. Brandt could consult. Inspector Oliva said the inspection record would indicate what work had been done. He advised Mr. Brandt to consult the Notice of Violation for a list of the violations. Inspector Oliva said the voided permits were after-the-fact, so the work had already been done. He advised Mr. Brandt if the City did not have drawings for the addition permit, he could request them from Broward County.

Mr. Brandt displayed plans for the existing house with the 1989 addition. He said there was a master permit for the 1989 work and all sub permits.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 91-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14060442**

727 Northwest 17 Street  
U S BANK NA TRSTEE

This case was first heard on 10/28/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the roof permit had been issued.

Arthur Williams, new owner, said he was aware of the violations. He requested a 60-90 day extension to work with Inspector Oliva.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 119-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

**Case: CE14070818**

1641 North Andrews Sq.  
BROOKS FAMILY PROPERTIES IV LLC

This case was first heard on 8/26/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permit applications had been submitted. The electrical, plumbing and structural permits had been approved but the zoning review was recently failed. He explained that the carport had been rebuilt on an existing slab which had been grandfathered in for a problem with the setback. Since then, remodeling in excess of 50% had been done. The Zoning Inspector was working with the Zoning Administrator to see if an exception could be made to grandfather the carport.

Dawn Brooks, family member, said they were trying to schedule a meeting with the Zoning Administration later in the week and requested a 30-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 91-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE10121827**

2491 Northwest 16 Court  
TAYLOR, ROSE

This case was first heard on 6/24/14 to comply by 7/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported two permits had been issued but the mechanical permit for the air conditioning was still needed. He did not recommend another extension.

Rose Taylor, owner, said she was having trouble scheduling the inspections and the person who installed the air conditioning no longer worked for the company and she did not know what she would do.

Inspector Oliva said the owner was responsible to resolve the permit problem for the air conditioner and recommended a 28-day extension.

**Motion** made by Mr. Mohnani, seconded by Ms. Ellis, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Dooley opposed.

**Case: CE14010280**

1341 Northwest 3 Avenue  
VILLA, ROBERT  
VILLAGOMEZ, JOSE C TERRAZAS ETAL

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master permit and sub permits had been issued and all that was needed was inspections. He recommended a 91-day extension.

Gary Ansley, contractor, stated they had already had electrical and plumbing final inspections.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14031887**

1140 Northwest 4 Avenue  
VILLA, ROBERT

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits were in process and recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14050427**

6840 Northwest 31 Way  
MCKEE, STEVEN

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master permit application had failed review and recommended a 56-day extension.

Michael Joseph, contractor, said they needed to remove the porch to comply with setback requirements. He anticipated resubmitting the corrections within 56 days.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14062131**

1656 Southwest 28 Way  
UNITED PROPERTIES OF SOUTH FLORIDA

This case was first heard on 11/25/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported all permits had been issued and some inspections passed. He recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13020243**

808 Southwest 2 Street  
JANZAN, RUSSEL A S

This case was first heard on 7/23/13 to comply by 9/24/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master, electrical and roof permits had all passed plan review and had been ready for issuance since 12/15/14. He said the owner had not paid any deposits or permit fees.

Joel Pierce, the owner's representative, said he had picked up the master permit the previous day and would pick up the others before the end of the week.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14060438**

930 Northwest 14 Street  
ADEA REAL ESTATE LLC

This case was first heard on 9/23/14 to comply by 10/28/14, amended to 11/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the electrical work had failed inspection because the sink had been located too close to the electrical panel. The sink had been removed and the owner needed a permit to relocate the sink. The electrical permit also needed to add the GFIs in the kitchen. He stated the Fire Marshal had originally inspected the fuse box and found it to be sparking and overloaded. Inspector Oliva said the electrical panel must be inspected and proven to be safe.

Elizabeth Levy, the owner's agent, said the cabinet containing the panel had been removed, returning it to its original condition. She reported the tenant was being evicted and would not allow anyone to enter to make repairs.

Ms. Hasan confirmed that the Fire Marshal could order removal of the tenants.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 28-day extension to 2/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Thilborger opposed.

**Case: CE13101596**

650 Tennis Club Drive # 110  
RICCARDI, SAMANTHA  
%RICCARDI, CHRISTOPHER  
NEW OWNERS: TOLSON, JOHN; TOLSON, LORI

This case was first heard on 10/28/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the air conditioner permit had been issued but there had been no other progress.

John Tolson, new owner, said he had found a contractor and was researching the original plans. He requested a 90-day extension to address the violations. Mr. Tolson confirmed they were not living in the unit.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton, to grant a 91-day extension to 4/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14071030**

3400 Southwest 12 Place  
HOTEL MOTEL INC

This case was first heard on 11/25/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported all permits had been issued and the owner was working on inspections. He said the Chief Electrical Inspector was satisfied with the work that had been done. Inspector Oliva recommended a 56-day extension.

Jai Motwani, owner, said they were awaiting final inspections.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14090230**

101 Southeast 19 Street  
VASILE, MARIA

This case was first heard on 10/28/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plumbing and electrical permits were active and recommended a 182-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 7/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14051847**

708 Southwest 24 Avenue  
707 SEYBOLD LLC

This case was first heard on 9/23/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the roof permit had been issued and the contractor who had done the interior remodeling had walked away from the job and Detective Maura was pursuing this.

David Navarro, owner, said he had been scammed by the first contractor and had hired a new one. He requested an extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 119-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

At 11:00 AM, the Board took a brief break.

**Case: CE14080903**

320 Delaware Avenue  
KOHUTH, RUSSELL THOMAS  
% LLOYD H FALK

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS:

STOP WORK ISSUED.

1. THE NORTH WALLS FOOTING IS BEING REPAIRED.
2. FLOOR JOIST AND CEILING RAFTERS ARE BEING REPLACED.
3. THE EXISTING LIVING SPACE FLOOR LAYOUT IS BEING REDESIGNED WITH NEW FRAMING AND DRYWALL WORK.
4. A DUCTED CENTRAL A/C IS BEING INSTALLED.
5. INTERIOR ALTERATIONS OF THE ELECTRICAL AND PLUMBING SYSTEMS ARE BEING PERFORMED INSIDE THE DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 115.1

ALL WORK IN PROGRESS MUST BE STOPPED UNTIL THE ENTIRE REQUIRED PERMITS ARE ISSUED.

Inspector Oliva stated the case was begun pursuant to a complaint from the homeowners association. He explained that the work constituted more than 50% of the property's present value and the work could be deemed unsafe. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$150 per day, per violation.

Lloyd Falk, attorney, said a prior owner had pulled permits and done most of the work. The current owner had re-roofed the property with a permit and cleaned up the property. Mr. Falk reported the estate was hiring licensed contractors to finish the work the prior owner had begun. He confirmed for Mr. Nelson that Mr. Kohuth had lent money on the property and after Mr. Kohuth passed away, Mr. Falk had foreclosed on it. He said the estate would be liquid within 90 days and then be able to hire licensed contractors.

Inspector Oliva reiterated his 56-day recommendation and remarked boarding the property would not help; a professional designer must draw plans to apply for permits.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$75 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14020458**

1700 S Ocean Drive  
Harbor BEACH INVESTMENTS LLC  
% LEWIS HEAFITZ MANAGER

Certified mail sent to the owner was accepted on 1/13/15.

Robert Masula, Building Inspector, testified to the following violation:  
FBC(2010) 105.4.8

TWO CANOPIES HAVE BEEN INSTALLED ON THE PROPERTY  
WITHOUT A PERMIT.

Withdrawn  
FBC(2010) 105.1

Inspector Masula withdrew FBC(2010)105.1. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day.

Stephanie Toothaker, attorney, said the owner had paid to have the work done already.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14071684**

1608 Southwest 10 Court  
SOFREI LLC

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

Leroy Jones, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS:

1. INTERIOR ALTERATIONS OF THE ELECTRICAL,  
PLUMBING AND MECHANICAL SYSTEMS.
2. DRYWALL REPLACEMENT INSIDE THE KITCHEN AND  
BATHROOMS AREAS.
3. THE WINDOWS AND EXTERIOR DOORS WERE REPLACED.



4. THE PROPERTY WAS RE-ROOFED WITH SHINGLES. THE PERMIT WAS LEFT TO EXPIRE WITHOUT PASSING FINAL INSPECTIONS. TODAY IT REMAINS WORK WITHOUT PERMITS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Jones stated a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

George Oliva, Building Inspector, confirmed the owner had not violated the Stop Work Order.

Douglas Green, property manager, reported the house was empty. He requested 119 days because they had several other projects going on. Ms. Ellis said this property's violations should be addressed right away.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14121502**

1437 Northwest 4 Avenue  
FISHER, LARRY A JR

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS. WORK WITH PERMITS LEFT TO EXPIRE BECOMES WORK WITHOUT PERMITS:

1. METER CAN, WINDOWS AND DOORS WERE REPLACED.
2. CARPORT ENCLOSURE.
3. WOOD FENCE ERECTED WITH GATES.
4. TWO SMALL RENTAL APARTMENTS ON THE SOUTH SIDE OF THE PROPERTY.

REPEAT VIOLATION CASES ARE AS FOLLOWS:

1. ENCLOSING CARPORT, REPLACING FRONT DOOR WITHOUT PERMIT. CASE CE07121295.
2. UNSAFE METER BOX. CASE CE06120219
3. WINDOWS. CASE CE06120407

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

Scott Mulheron, general contractor, said they were still determining the scope of work. He stated they planned to remove the carport, repair the electrical and permit the windows. Inspector Oliva said the second building could not be rented; this property was zoned single family. Mr. Mulheron said he did not know if the two rental units were occupied. Inspector Oliva said the owner had indicated that his mother occupied the rear building.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14071821**

1070 Northwest 25 Avenue  
LANDERS, MARIE H/E  
TAYLOR, MARTHA

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. SRT - WORK DONE WITHOUT PERMITS. THIS PROPERTY HAS BEEN ALTERED BY THE OWNER ENCLOSING THE OPEN PORCH ON THE SOUTH SIDE OF THE DWELLING. IT IS BEING USED AS LIVING SPACE. **COMPLIED.**
2. THE WINDOWS WERE REPLACED IN THE OPENINGS.

3. STORAGE SHED WAS INSTALLED AT THE REAR OF THE DWELLING.
4. IN ADDITION, THE PROPERTY OWNER IS RENTING OUT ROOMS INCLUDING THE ENCLOSED PORCH.

FBC(2010) 105.1.5

THE OWNERS ARE SELLING PREPARED FOOD TO THE PASSING PUBLIC FROM THE CARPORT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Complied:

FBC(2010) 1604.1

Inspector Oliva reported the case had been opened pursuant to a complaint from the Special Response Team. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance with FBC(2010) 105.1.5 within 28 days and with the remaining violations within 56 days. Inspector Oliva explained that food sales were included in the Florida Building Code.

Robert Landers, the owner's son, said he would do what was needed to comply. Mr. Nelson asked him to stop the sale of food almost immediately and Mr. Landers said, "...some of the things that appear, they're not actually happening."

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance with FBC(2010) 105.1.5 within 28 days, by 2/24/15 or a fine of \$50 per day would begin to accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance with FBC(2010)105.1and FBC(2010)110.9 within 56 days, by 3/24/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14051264**

1324 Southwest 30 Street  
HOLLAND, ANDREW JAMES

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

Leroy Jones, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF A SHED WITHOUT A PERMIT.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day.

Andrew Holland, owner, said the shed had been on the property since 2000 and he did not know if it was possible to get it grandfathered in. He requested more than 56 days to try to sell the shed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/28/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14080902**  
370 Delaware Avenue  
SIMARD, PATRICK  
BOULIANNE, ERIC

Certified mail sent to the owner was accepted on 1/7/15.

Leroy Jones, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS:

1. ALTERATIONS OF THE KITCHEN AND BATHROOMS. THEY  
WERE REDESIGNED WITH NEW CABINETRY AND FIXTURES.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Eric Boullianne, owner, said he had purchased the house after the complaint and the bank had been unaware of the violations. He said he was waiting for the bank and title company to receive an evaluation from a contractor.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/28/15 or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14110111**

5201 Northeast 24 Terrace # A206  
4060 INVESTMENTS INC

Certified mail sent to the owner was accepted on 1/8/15.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH THE  
REMODELING OF THE KITCHEN AND BATHROOM WITHOUT THE  
REQUIRED PERMITS AND/OR INSPECTIONS. THIS WORK  
INCLUDES BUT IS NOT LIMITED TO THE REMOVAL AND  
REPLACEMENT OF BOTH THE PLUMBING FIXTURES AND  
ELECTRICAL DEVICES.

FBC(2010) 105.4.15

THIS CONDO UNIT HAS BEEN ALTERED WITH THE  
REPLACEMENT OF THE WINDOWS WITHOUT THE REQUIRED  
PERMIT AND/OR INSPECTIONS.

Inspector Masula said the contractor found performing the work had shown him a permit package, which was voided, and had been taken out by a previous contractor. The contractor performing the work had subsequently been issued an arrest. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Valdete Fontana, owner, said she had given her daughter permission to remodel the kitchen while she was out of the country but she was unaware of the extent of the work that had been done. When she became aware, she hired an architect and contractors to redo what needed to be done. She said she had applied for permits.

**Motion** made by Mr. Mohnani, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$25 per day, per violation would begin to accrue. In a voice vote, motion passed 6-0.

**Case: CE14051355**

3051 Northwest 23 Street  
WILLIAMS, THERESA

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. A SHED IN THE BACK YARD WAS ADDED TO THE HOUSE IN THE REAR BY THE POOL.
2. A WOOD FENCE WAS ERECTED BEHIND THE DWELLING. ALL WORK WAS PERFORMED IN 2011.
3. THE DWELLING WAS REROOFED WITH SHINGLES ON APRIL 19, 2006. THE ISSUED PERMIT WAS LEFT TO EXPIRE WITHOUT PASSING THE FINAL. TODAY IT REMAINS WORK WITHOUT A PERMIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Theresa Williams, owner, said the shed and fence had been removed. She displayed her own photos of the property. Inspector Oliva said he wanted to reinspect within 28 days to ensure the fence and shed had been removed.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis to find for the City that the violations existed as alleged and to order the property owner to come into compliance with FBC(2010) 105.1 item 1 and 2 and the portion of FBC(2010)110.9 that pertains to the shed within 28 days, by 2/24/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance with FBC(2010) 105.1 item 3 and the portion of FBC(2010)110.9 that pertains to the roof within 119 days, by 5/26/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

At 12:20, The Board took a brief break and Ms. Ellis left the meeting.

**Case: CE14030562**

2317 Southwest 34 Avenue  
SUNNY BROWARD VENTURES LLC

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

Robert Pignataro, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THERE IS WORK IN PROGRESS WITH MAJOR RENOVATIONS INSIDE THIS PROPERTY. THIS INCLUDES THE REMOVAL AND CONSTRUCTION OF INTERIOR WALLS. THE EXISTING BATHROOMS AND KITCHEN ARE BEING ENTIRELY ALTERED WITH ELECTRICAL AND PLUMBING FIXTURES.

2. THIS PROPERTY HAS BEEN REROOFED. **COMPLIED**

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Pignataro submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14031507**

416 Southwest 11 Court  
REYNOLDS, STUART L

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

Robert Pignataro, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THERE IS WORK IN PROGRESS WITH MAJOR RENOVATIONS INSIDE THIS PROPERTY. THIS INCLUDES THE REMOVAL AND CONSTRUCTION OF INTERIOR WALLS. THE EXISTING BATHROOMS AND KITCHEN ARE BEING ENTIRELY ALTERED WITH ELECTRICAL AND PLUMBING FIXTURES.
2. THIS PROPERTY HAS BEEN REROOFED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THE CARPORT HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION CLASS U (UTILITY) TO R-3 (LIVING SPACE) WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Pignataro submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14071058**

350 Delaware Avenue  
RIUTTANEN, JOHN S

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

Leroy Jones, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

FROM BCPA - CONVERTED 2/1 INTO A 4/2.  
THIS DWELLINGS' CARPORT OR GARAGE WAS ENCLOSED



INTO LIVING SPACE. BY THAT ACTION THE FLOOR PLANS WAS EXPANDED AND THE USE CHANGED FROM CLASS U TO CLASS R WITHOUT THE PROPER PERMIT OR C.O. FROM THE CITY.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLINGS' CARPORT HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION U (UTILITY) TO R (RESIDENTIAL) WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14071663**

3120 Southwest 17 Street  
HUYNH, ANH MY

Service was via posting on the property on 1/20/15 and at City Hall on 1/15/15.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THE CARPORT WAS ENCLOSED INTO A LIVING AREA BETWEEN 2010 AND 2012 WITH ELECTRICAL, PLUMBING AND STRUCTURAL WORK.
2. THE PROPERTY WINDOWS WERE REPLACED BETWEEN 2010 AND 2012.
3. CONSTRUCTION WORK IS IN PROGRESS. ALTERATIONS INSIDE THE DWELLING ARE BEING PERFORMED AT NIGHT TIME.

**4. DRYWALL, PLUMBING AND ELECTRICAL FIXTURES ARE  
BEING REPLACED.**

**FBC(2010) 110.9**

**THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.**

**FBC(2010) 111.1.1**

**THE USE AND THE OCCUPANCY OF THE CARPORT HAS BEEN  
CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY  
CLASSIFICATION CLASS U (UTILITY) TO R-3 (LIVING  
SPACE) WITHOUT OBTAINING THE REQUIRED PERMITS AND  
THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING  
DEPARTMENT.**

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14072024**

**2017 Northwest 10 Avenue  
COLFIN AI-FL 3 LLC**

Certified mail sent to the owner was accepted on 1/9/15.

Leroy Jones, Building Inspector, testified to the following violation:

**FBC(2010) 105.1**

**THE PROPERTY OWNER HAS INSTALLED A NEW WOODEN  
FENCE AND A NEW A/C UNIT WITHOUT THE REQUIRED PERMITS.**

Inspector Jones submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14110923**

1640 Northeast 60 Street  
SANDER, FREDERICK LEE

Certified mail sent to the owner was accepted on 1/9/15.

Robert Masula, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH AN ILLEGAL  
STRUCTURE BEING BUILT IN THE REAR OF THE PROPERTY  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula stated the case was begun pursuant to a complaint and a Stop Work Order had been issued on 11/18/14. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14030504**

808 Northeast 16 Avenue  
HARJANI, MAHESH

Certified mail sent to the owner was accepted on 1/9/15.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED WITH  
INTERIOR RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED BY INTERIOR  
RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT A  
PERMIT.

FBC(2010) 105.4.11

THE A/C SYSTEM HAS BEEN ALTERED BY INTERIOR  
RENOVATIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Dooley, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE14081179**

1517 Northeast 5 Terrace  
1517 Northeast 5 TERRACE LLC

Certified mail sent to the owner was accepted on 1/8/15.

Robert Masula, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE ILLEGAL  
CONVERSION OF APARTMENT UNIT NUMBER 5 AND CREATED  
A STUDIO APARTMENT WHICH IS UNIT 5A. THIS WORK WAS  
DONE WITHOUT THE REQUIRED PERMITS AND/OR  
INSPECTIONS OR CERTIFICATE OF OCCUPANCY.

Inspector Masula presented a chain of emails of approximately 17 pages in which the owner requested the case be rescheduled or closed because he felt there was no violation. He stated the case was begun pursuant to a complaint for an illegal conversion.

Inspector Masula informed the Board that he had told the owner that if he had one set of tenants sharing the entire unit, with free access throughout the unit, on one lease, this would be acceptable. The owner had subsequently shown Inspector Masula a new lease showing both tenants on one lease but Inspector Masula had learned that the owner had given a statement to both people who signed the new lease that it was null and void after one business day. Ms. Hasan testified that she had seen and read this letter.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$150 per day.

Mr. Nelson asked if the citation included the electrical issues. Inspector Masula said he planned to meet with the owner and if he was willing to pull the electrical permit to comply the violation, he would accept it. If not, he would begin a new case.

Mr. Nelson said if the City wanted to withdraw the case until next month, when the owner could attend the meeting, the Board would probably not have a problem with that. Inspector Masula said he wished to pursue this case.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 56 days, by 3/24/15 or a fine of \$200 per day would begin to accrue and to record the order. In a roll call vote, motion passed 3-2 with Mr. Dooley and Mr. Mohnani opposed.

**Case: CE14082236**

2811 Northeast 57 Street  
DEUTSCHE BANK NATL TR CO TRSTEE  
%FIDELITY/HSBC-NY

Certified mail sent to the owner was accepted on 1/12/15.

Robert Masula, Building Inspector, testified to the following violations:  
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED.

1. THERE IS A CONCRETE COLUMN AT THE DRIVEWAY  
ENTRANCE THAT IS IN DISREPAIR.

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF AN ALUMINUM ROOF OVERHANG ON THE  
WEST SIDE OF THE PROPERTY THAT WAS INSTALLED  
WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS PROPERTY HAS BEEN ALTERED WITH THE  
INSTALLATION OF A WELL PUMP/SPRINKLER PUMP  
INSTALLED WITHOUT THE REQUIRED PERMIT AND/OR  
INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 4/28/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 4-1 with Mr. Thilborger opposed.

**Case: CE13030518**

1215 Seminole Drive  
KEENAN, BRIAN F

This case was first heard on 11/25/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. He had received a voicemail from the owner, who lived out of state, indicating he had talked with an architect and received a quote to prepare drawings. Inspector Masula said he would be willing to give the owner 28 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 2/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14070292**

313 Northeast 2 Street # 701  
LAGI, DYLAN MATTHEW

This case was first heard on 7/22/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the last mechanical permit application had been submitted on January 22, 2015 and was pending plan review; all other permits were active.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 28-day extension to 2/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14071289**

1920 S Ocean Drive # 1207  
JOHN MACDONALD LIV TR  
MACDONALD, JOHN H TRSTEE

This case was first heard on 10/28/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and plumbing permits were active. The electrical permit had passed plan review and was awaiting issuance. Inspector Masula said he would support a 28-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 28-day extension to 2/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE13100827**

1609 Northwest 11 Street  
SCOTT, DONALD H/E  
HYDE, MARY LEE & SCOTT, JOSEPH

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,400.

George Oliva, Building Inspector, reported the permits would expire in the next 28 days and the property owner had not called for inspection. He recommended a 28-day extension.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 28-day extension to 2/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE13101030**

1329 Northwest 7 Terrace  
TOTAL HOUSING INC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the only remaining issue was the final roof inspection which required an engineer's letter. The owner had called Inspector Oliva the previous day to request an extension. He recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14050556**

1531 Northwest 7 Avenue  
FELS, THOMAS J

This case was first heard on 11/25/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the air conditioner permit had failed final inspection. He recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14050975**

1509 Northwest 4 Street  
NICHOLLS, WHILMAR

This case was first heard on 9/23/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported a master permit had been issued but no permit had been issued to cover the windows and doors. He recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Dooley, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14062184**

517 Northwest 7 Avenue  
SOUTHERN REO GROUP LLC

This case was first heard on 10/28/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported there had been no effort to comply. He said the electrical system had been altered without a permit so he did not support an extension.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 119-day extension to 5/26/15, during which time no fines would accrue. In a voice vote, motion failed 0-5.

**Case: CE14070723**

3600 Southwest 21 Street  
CAPITAL DREAM TEAM  
MORTGAGE INVESTMENTS INC

This case was first heard on 11/25/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported a permit had been issued to comply 105.1, items 1, 2, 3 and 4 but a permit was needed for the central air conditioning.

**Motion** made by Mr. Nelson, seconded by Mr. Dooley, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.



**Case: CE14082139**

1544 Northwest 9 Avenue  
KDE OF FL 1 LLC

This case was first heard on 11/25/14 to comply by 1/27/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had applied for the master permit and recommended a 56-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Dooley, to grant a 56-day extension to 3/24/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14031457**

2236 Northwest 20 Street  
BABY BOY INVESTMENT GROUP INC

This case was first heard on 9/23/14 to comply by 10/28/14. Violations and notice were as noted in the agenda. The property was not in compliance, and the City was requesting imposition of a \$4,500 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported four permits had been issued in 2008 and left to expire. Since then, the owner had replaced the main water lines in the house without a permit and a Stop Work Order had been issued. The owner had renewed the expired permits but never pulled a permit for plumbing. Inspector Oliva did not recommend another extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not in compliance by the Order date, and to impose the \$4,500 fine, which would continue to accrue until the violations were in compliance. In a voice vote, motion passed 5-0.

Ms. Goldwire distributed a worksheet for calculating hard costs to prosecute Code Enforcement cases.

**Meeting Minutes**

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to approve the minutes of the Board's November 2014 meeting. In a voice vote, motion passed 5-0.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14090232                      CE14100213                      CE14110280                      CE14010378  
CE14051967

**Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE13051961                      CE14120212                      CE14082064                      CE13121520

There being no further business to come before the Board, the meeting adjourned at 1:36 p.m.

  
\_\_\_\_\_  
Chair, Code Enforcement Board

ATTEST:

  
\_\_\_\_\_  
Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.